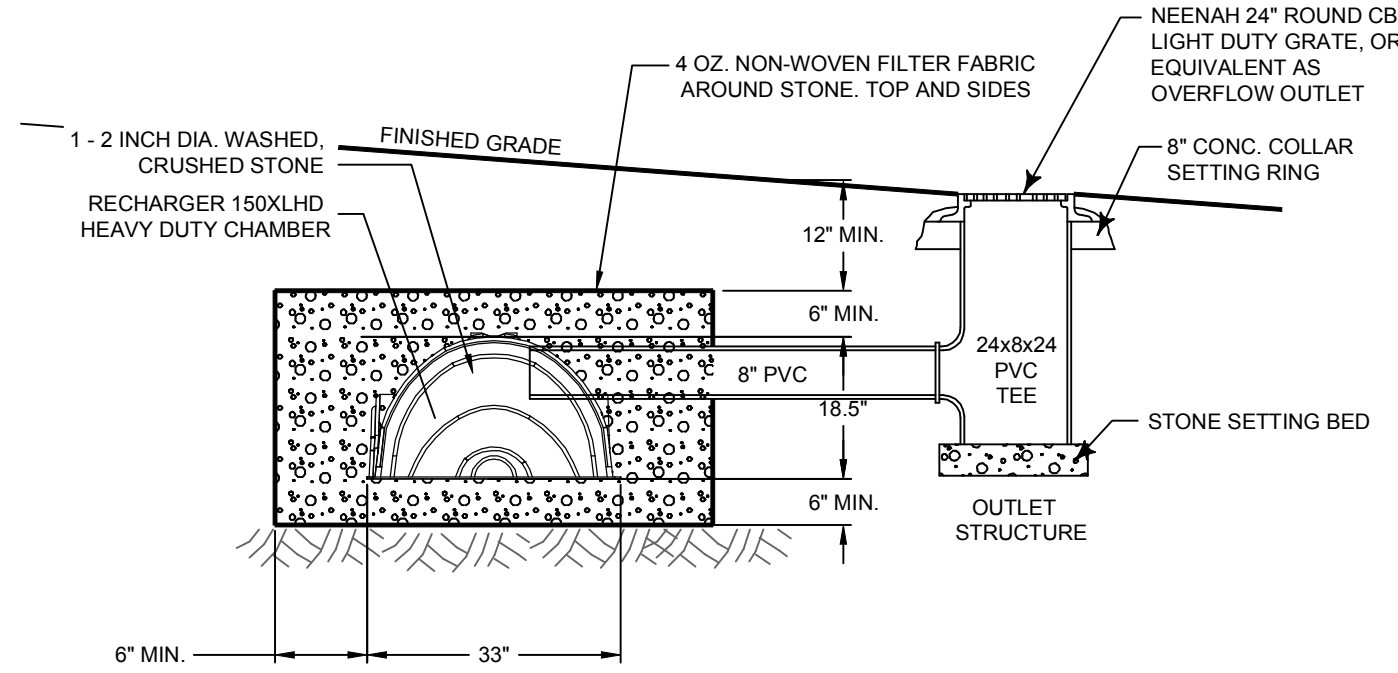
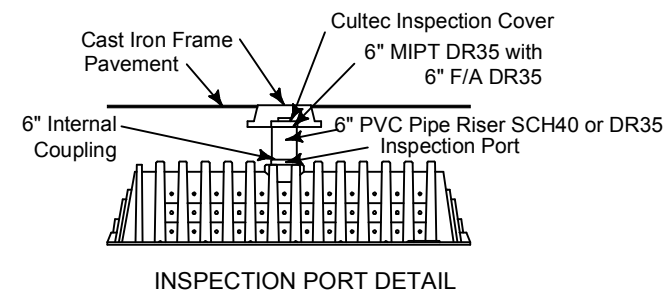
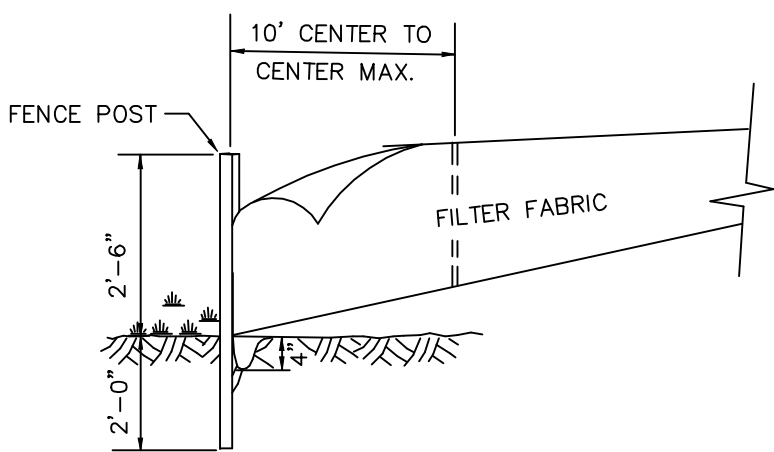


PROPOSED DRAINAGE PLAN
1"=20'

LEGEND
— SF — SILTFENCE



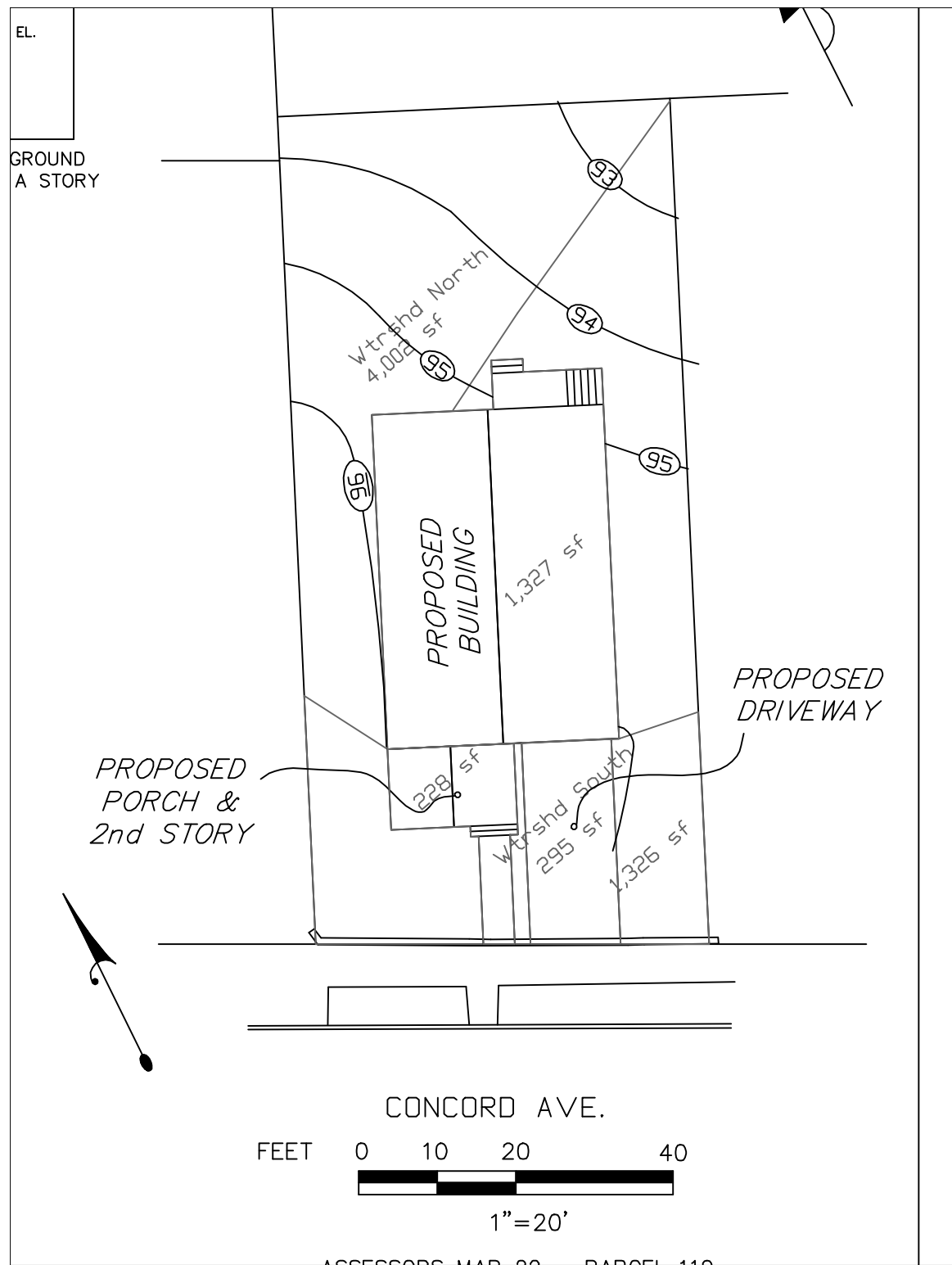
CULTEC R-150XLHD SECTION
NTS



CONSTRUCTION SPECIFICATIONS
FILTER FABRIC SHALL BE A CLOSELY WOVEN PLASTIC, NYLON, OR OTHER SYNTHETIC MATERIAL SPECIFICALLY DESIGNED TO FILTER SILT-SIZED PARTICLES.
FILTER FABRIC SHALL BE TIED TO METAL OR WOODEN POSTS.
TOE OF FILTER FABRIC SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".

SILT FENCE DETAIL

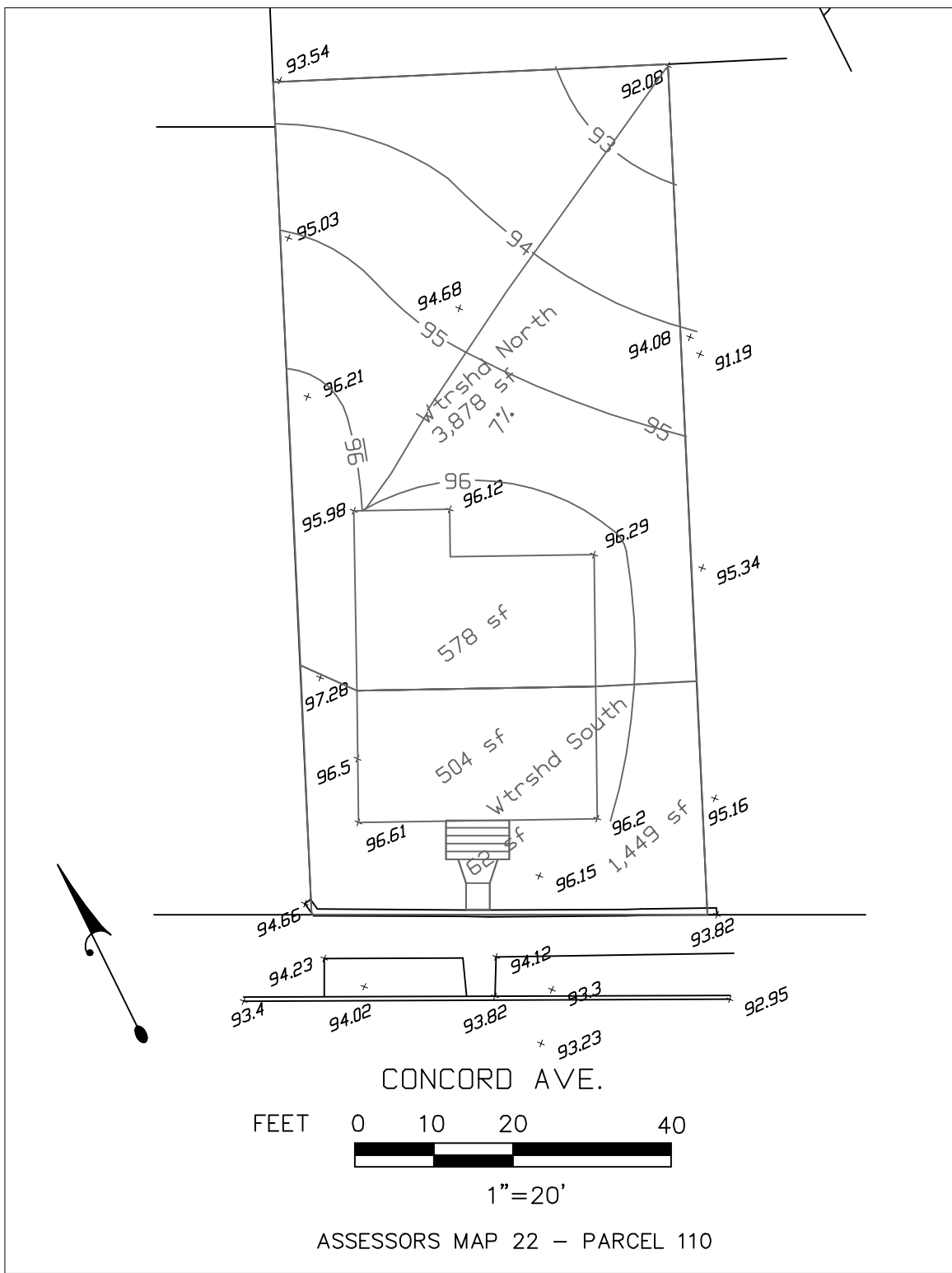
NTS



PROPOSED CONDITIONS RUNOFF, CFS
1"=20'

NORTH WATERSHED			
2yr	10yr	100yr	
0.13	0.24	0.53	
SOUTH WATERSHED			
2yr	10yr	100yr	
0.05	0.10	0.21	

SOIL FOR THE ENTIRE SITE HAS BEEN MAPPED BY THE USDA AS SCIO-URBAN LAND COMPLEX, HSG B to D. TYPE C WAS USED FOR HYDROLOGIC CALCULATIONS.



EXISTING CONDITIONS RUNOFF, CFS
1"=20'

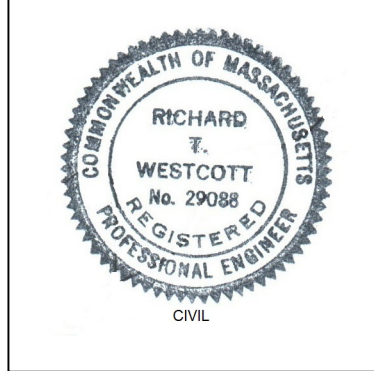
NORTH WATERSHED			
2yr	10yr	100yr	
0.11	0.23	0.54	
SOUTH WATERSHED			
2yr	10yr	100yr	
0.06	0.11	0.23	

NOTES:

- EXISTING CONDITIONS AND PROPERTY LINE INFORMATION FROM "PROPOSED PLOT PLAN, #55 CONCORD AVENUE," 1/25/2016, BY ROBER SURVEY, ARLINGTON MA. REFER TO THAT PLAN FOR EXISTING CONDITION INFORMATION THAT MAY NOT BE SHOWN ON THIS PLAN.
- BEFORE EXCAVATIONS, ALL UTILITIES MUST BE NOTIFIED (SEE MGL CHAPT. 82, SEC. 40). CONTRACTOR TO NOTIFY "DIG SAFE" AT 1-888-344-7233 BEFORE BEGINNING WORK.
- DIMENSIONS WITHOUT DECIMAL POINTS ARE .00.
- ALL DISTURBED AREAS ARE TO BE STABILIZED BY GRASS, MULCH, OR PLANTINGS.
- WESTCOTT SITE SERVICES IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY OF THE CONTRACTOR'S WORKERS AND THE PUBLIC, NOR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY MODIFICATIONS TO THIS DRAWING WITHOUT THE APPROVAL OF WESTCOTT SITE SERVICES SHALL RENDER IT VOID AND UNUSABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, WITH ADDED DETAIL FOR UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, AND CONNECTIONS. SUCH INFORMATION SHALL INCLUDE APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR OTHER METHOD OF ESTABLISHING THE AS-BUILT LOCATION.

Date:
APRIL 14, 2016

Revisions	
Date	Comments



Prepared for
Creating Homes, LLC

55 CONCORD AVENUE
BELMONT MASSACHUSETTS

WESTCOTT SITE SERVICES
CIVIL ENGINEERS
60 Prospect Street, Waltham MA
Ph: 781-647-0092
westcotte.com

Title
**PROPOSED
DRAINAGE
SYSTEM**

Project
5304

Sheet
C-1

Standard 9 Stormwater Control Operation & Maintenance Schedule	
REQUIRED INSPECTION AND MAINTENANCE SCHEDULE	
COMPONENT: Paved Areas	
RESPONSIBLE PARTY: Property Owner	
ACTION: Driveway Sweeping	
FREQUENCY: Annually	
DESCRIPTION: The driveway shall be swept to remove accumulated winter debris on an annual basis. The sweeping shall occur in the spring, after winter snow removal activities are complete. All materials removed during the sweeping shall be disposed of outside the property in an approved location in accordance with all applicable local, state and federal regulations for the disposal of road debris, including Massachusetts Department of Environmental Protection (MADEP) Storm Water Management Policy.	
COMPONENT: Roof infiltration ground water recharge system	
RESPONSIBLE PARTY: Property Owner	
ACTION: Inspection	
FREQUENCY: Annually	
DESCRIPTION: The site is provided with a ground water recharge system to collect and dispose of roof storm water. The system consists of a leaching chamber bed which has an inspection port located at grade. Annual inspection shall include removal of the inspection port cover to view the inside of the structure. The inspection shall occur at a time of at least 7 days of no rain. There should be no standing water in the chamber, as evidenced by a wooden measuring stick. The inspector shall have proven experience in drainage chamber review.	

Project: 55 Concord Ave
WSS #: 5403
Subject: Infiltration Chamber Drain Dry Time By HydroCad nodes

NODE	NAME	Total vol. c.f.	Type	area sf	rate in/hr	= ft/hr	Discharge time in hours
5P	Infil Chamber	63	exfiltrator	45	1	0.083	17

WESTCOTT SITE SERVICES 60 Prospect Street, Waltham MA Engineers Planners	
Date:	4/14/2016
Project:	55 CONCORD AVE
WSS #:	6405
Subject:	Post Development Impervious Area, ARV, & WQV By HydroCad node
Impervious area:	
Node	Soil C
3S	PROP No. 1327
4S	PROP So. 523
Totals	1850
Standard 3 - Annual Required Recharge Volume	
Feet	0.021 (per Handbook, by soil type)
Vcf =	39
Total Req. V=	39 c.f.
Recharge Volume Provided:	
Infiltration Chamber	
Node	
5P	Total Provided V= 63 c.f. OK
Standard 4 - Required Water Quality Volume	
Impervious Area, not including residential roofs:	
Total Impervious Area =	523
Required rainfall 1/2 inch =	0.042 ft.
Total Required Water Quality Volume =	22 c.f.
Total WQV Provided =	63 c.f. OK